



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 8, 2016

7:00 p.m.

## AGENDA

### NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

### Board Members:

John S. Williams – Chair  
Robert Orgill- Vice Chair  
Susan Philipp

Bart Donovan  
Roger Smith

### Secretary:

Maureen Helm, 702-606-0747, mhelmtab@gmail.com

### County Liaison:

Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of October 25, 2016 Minutes (For possible action)
- IV. Approval of Agenda for November 8, 2016 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair  
SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY  
DON BURNETTE, County Manager

V. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events.  
(For discussion)
2. Town Advisory Board applications are being accepted for the 2 year term beginning January 2017.  
Applications can be found at [www.ClarkCountynv.gov](http://www.ClarkCountynv.gov) (For discussion only)

VI. Planning & Zoning

1. **DR-0711-16 – TROPEASTERN-PURE, LLC: ( no address )**  
**DESIGN REVIEW** for a proposed retail/restaurant building with a drive-thru window within an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Eastern Avenue, 500 feet north of Tropicana Avenue within Paradise. CG/gc/raj (For possible action)  
**PC 12/6/16**
2. **NZC-0741-16 – SHERWOOD PLACE, LLC: (1300 Elizabeth Ave. )**  
**ZONE CHANGE** to reclassify 0.5 acres from R-4 (Multiple Family Residential - High Density) Zone to R-5 (Apartment Residential) Zone to correct density issues for an existing apartment complex in an MUD-3 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** alternative automobile parking layout; **3)** waive landscaping; and **4)** trash enclosure setbacks.  
**DESIGN REVIEW** for an existing apartment complex. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise (description on file). MBS/al/ml (For possible action)  
**PC 12/6/16**
3. **NZC-0743-16 – D N MARYLAND PKWY, LLC: ( 8334 Maryland Parkway )**  
**ZONE CHANGE** to reclassify 0.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed retail center.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** access to a residential local street; and **3)** alternative commercial driveway geometrics.  
**DESIGN REVIEW** for a proposed retail center. Generally located on the southeast corner of Maryland Parkway and Shelbourne Avenue within Paradise (description on file). SS/al/ml (For possible action)  
**PC 12/6/16**
4. **UC-0705-16 – SPRING 3466, LLC: ( 3466 Decatur Blvd. )**  
**USE PERMIT** for a proposed indoor dog kennel facility in conjunction with an existing pet grooming business on 0.5 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the east side of Decatur Boulevard, 155 feet north of Spring Mountain Road within Paradise. SB/rk/ml (For possible action)

5. **UC-0706-16 – SILVERCREST PROPERTIES, LLC: ( 4180 S. Sandhill Rd. )**  
**USE PERMIT** to allow live entertainment in conjunction with a proposed banquet facility in an existing shopping center on a portion of 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Sandhill Road and the south side of Flamingo Road within Paradise. MBS/lm/ml (For possible action)  
**PC 12/6/16**
6. **UC-0717-16 – T & T VENTURE PARTNERS, LLC: ( 4990 Topaz St. )**  
**USE PERMIT** for a proposed senior housing complex.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; and **2)** reduced parking lot landscaping.  
**DESIGN REVIEWS** for the following: **1)** a proposed multi-family residential building; and **2)** redesign of an existing multi-family residential complex on 2.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Topaz Street, 300 feet south of Tropicana Avenue within Paradise. MBS/gc/raj (For possible action)  
**PC 12/6/16**
7. **UC-0720-16 – VALLEY VIEW INDUSTRIAL INVESTORS, LLC: ( 3871 S. Valley View Blvd. )**  
**USE PERMIT** for a proposed on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse complex on a portion of 4.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Valley View Boulevard and Viking Road within Paradise. SB/gc/ml (For possible action)  
**PC 12/6/16**
8. **UC-0722-16 – RL FITZGERALD GATEWAY, LLC: ( 3525 E. Post Rd. )**  
**USE PERMIT** to allow a proposed recreational facility (axe throwing) within an existing commercial/warehouse complex on a portion of 26.0 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Post Road, 670 feet east of Pecos Road within Paradise. MBS/rk/ml (For possible action)  
**PC 12/6/16**
9. **UC-0723-16 – EAGLE INVESTMENTS 1, LLC: ( 4895 W. Tropicana Ave. )**  
**USE PERMIT** to allow a vehicle (automobile) wash facility in a C-1 Zone.  
**DESIGN REVIEWS** for the following: **1)** a proposed vehicle (automobile) wash facility; **2)** modifications to site design in conjunction with an existing convenience store, fast food restaurant, and gasoline pumps on 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and east side of Decatur Boulevard within Paradise. SS/rk/ml (For possible action)  
**PC 12/6/16**
10. **UC-0738-16 – FLAMINGO WEST INVESTMENTS, LLC: ( 4850 W. Flamingo Rd. )**  
**USE PERMITS** for the following: **1)** a proposed banquet facility; **2)** waive requirements for proposed outside dining; and **3)** reduce separation for proposed live entertainment in conjunction with a restaurant (supper club).  
**DESIGN REVIEW** for an outside dining area in conjunction with an existing restaurant (supper club) located within a shopping center on a portion of 7.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Flamingo Road within Paradise. SB /lm/ml (For possible action)  
**PC 12/6/16**

11. **UC-0744-16 – DUBL D, LLC: ( 4125 Spring Mountain Rd. )**  
**USE PERMIT** for a proposed food cart (trailer) not located within an enclosed building.  
**DESIGN REVIEW** for a proposed food cart (trailer) within a portion of the parking lot of an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the northwest corner of Spring Mountain Road and Wynn Road within Paradise. SB/gc/ml (For possible action) **PC 12/6/16**
12. **WS-0732-16 – 5252 MARYLAND, LLC: ( No address )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a proposed 4 story multi-family residential building on 1.2 acres in an R-5 (Apartment Residential District) Zone. Generally located on the east side of Maryland Parkway and 380 feet south of Reno Avenue within Paradise. MBS/rk/raj (For possible action) **PC 12/6/16**
13. **WS-0742-16 – NOVAC HOLDINGS, LLC: ( 4525 S. Sandhill Rd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the number of trees required for street landscaping in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the west side of Sandhill Road and the south side of Harmon Avenue within Paradise. CG/rk/ml (For possible action) **PC 12/6/16**
14. **WS-0281-12 (AR-0146-16) – WSRLV, LLC: ( 3400 Paradise Rd. )**  
**WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW** for the increase in area of wall signs.  
**DESIGN REVIEW** for wall signs in conjunction with an existing hotel (Renaissance) on 3.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Paradise Road and Sierra Vista Drive within Paradise. CG/co/ml (For possible action) **BCC 12/7/16**
15. **UC-0719-16 – HARRAH’S LAS VEGAS, LLC: ( 3475 S. Las Vegas Blvd. )**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) allow primary access to a proposed daiquiri bar from the exterior of the resort; 2) reduced setbacks; and 3) all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback from a future right-of-way (Las Vegas Boulevard South); and 2) allow non-standard improvements within the future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEW** for a building addition (daiquiri bar) in conjunction with an existing resort hotel (Harrah’s) on 17.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,500 feet north of Flamingo Road within Paradise. CG/gc/ml (For possible action) **BCC 12/7/16**
16. **WS-0740-16 – FASHION SHOW MALL, LLC: ( 3200 S. Las Vegas Blvd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEWS** for the following: 1) enclose existing outdoor sales structures/booths; and 2) shade structure in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. CG/gc/ml (For possible action) **BCC 12/7/16**

17. **WS-0747-16 – EJM DEVELOPMENT CO.: ( No address)**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping along Patrick Lane for a proposed office/warehouse complex.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; and **2)** increased finished grade on 8.5 acres in an M-D (AE-60 & AE-65) Zone. Generally located on the east side of Pecos Road and the south side of Patrick Lane within Paradise. MBS/lm/raj (For possible action) **BCC 12/7/16**

VII. General Business

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- IX. Next Meeting Date: November 29, 2016

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Paradise Community Center-4775 McLeod Dr.

Clark County Library-1401 E. Flamingo Rd.

Sunset Park-2601 E. Sunset Rd..

Fire Station 38-1755 Silver Hawk Ave.

<https://notice.nv.gov/>

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